

Denis Law Mayor



August 5, 2016

Community & Economic Development C. E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on August 4, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)
PROJECT NAME: Stewart Short Plat
PROJECT NUMBER: LUA16-000454, ECF, SHPL-A

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on August 19, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6598.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Jill K. Ding".

Jill Ding
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

PROJECT NUMBER: LUA16-000464, SHPL-A, ECF

APPLICANT: Hugh Stewart, 3933 Lake Washington Blvd. NE, #100, Kirkland, WA 98033

PROJECT NAME: Stewart Short Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 22,574 square foot site, zoned Residential-4 (R-4), into two lots for the future construction of single family residences and one open space tract (Tract A). An existing residence is proposed to be removed to accommodate the subdivision. In addition, the applicant is proposing cluster development, which allows them to utilize the R-6 development standards in exchange for setting aside 30 percent of the total site area as open space. Lot 1 is proposed to have an area of 7,889 square feet and Lot 2 would have an area of 7,778 square feet. Access to both lots would be provided via residential driveways off of High Avenue NE. A protected slope is located on the northeast corner of the site and would be within Tract A. In addition sensitive slopes and a Wellhead Protection Area Zone 2 are mapped on the project site.

PROJECT LOCATION: 2216 High Avenue NE (Parcel No. 334450-0189)

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on August 19, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: August 5, 2016

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

August 1, 2016

SIGNATURES:

Gregg Zimmerman, Administrator
Public Works Department

8/1/16
Date

Mark Peterson, Administrator
Fire & Emergency Services

8/1/16
Date

Kelly Beymer, Administrator
Community Services Department

8/1/16
Date

C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

8/1/16
Date

CITY OF
Renton

NOTICE

**OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION**

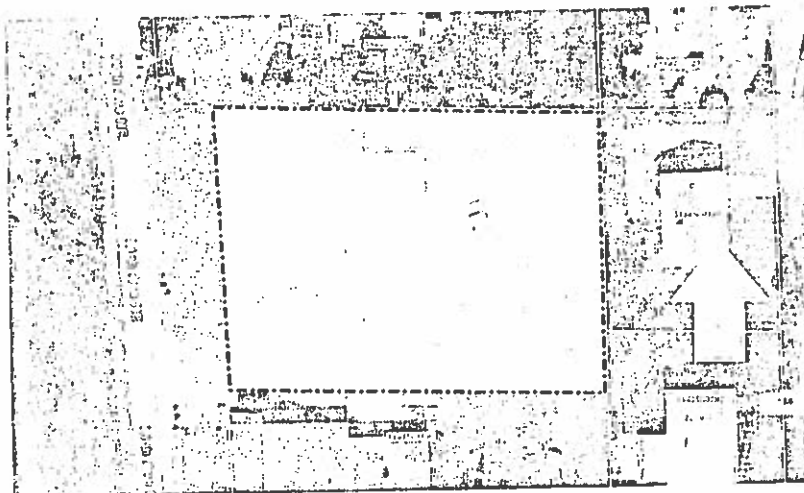
PROJECT NAME: Stewart Short Plat
PROJECT NUMBER: LUA16-000464, ECF, SHPL-A
LOCATION: 2216 High Ave NE

DESCRIPTION: The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 22,574 square foot site, zoned Residential-4 (R-4), into two lots for the future construction of single family residences and one open space tract (Tract A). An existing residence is proposed to be removed to accommodate the subdivision. In addition, the applicant is proposing cluster development, which allows them to utilize the R-6 development standards in exchange for setting aside 30 percent of the total site area as open space. Lot 1 is proposed to have an area of 7,889 square feet and Lot 2 would have an area of 7,778 square feet. Access to both lots would be provided via residential driveways off of High Avenue NE. A protected slope is located on the northeast corner of the site and would be within Tract A. In addition sensitive slopes and a Wellhead Protection Area Zone 2 are mapped on the project site.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on August 19, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.